CR-1, C-3, C-4, C-5, Zoning Summary

Uses	CR-1	C-3	C-4	C-5
Office/Medical Office	Permitted	Permitted	Permitted	Permitted
Retail	Permitted	Permitted	Accessory	Permitted
Residential	Not Allowed	Accessory	Accessory	Accessory
Restaurant	Provisional/ Conditional	Conditional Accessory	Conditional Accessory	Conditional Accessory
Hotel	Permitted	Permitted	Permitted	Permitted
Auto Dealers	Allowed	Not Allowed	Existing (1/26/15) Permitted	Existing (1/26/15) Permitted
Standards				
Development Intensity - Minimum	NA	0.5 FAR*	0.4 FAR (1.0 FAR within ¼ mile of bus rapid transit station)	1.0 FAR** (0.75 with residential)
Development Intensity - Maximum	1.0 FAR	1.0 FAR	2.0 FAR	1.5 FAR (bonus for residential)
Building Floor Area - Minimum	20,000 sq. ft. (no minimum on conditional uses)	20,000 sq. ft.	20,000 sq. ft. 10,000 sq. ft. for restaurants	20,000 sq. ft.
Impervious Surface	NA	95%	90%	95%
Site Width – Minimum	120 ft.	100 ft.	200 ft./250 ft. corners	200 ft./250 ft. corners
Site Area - Minimum	2 acres (87,120 sq.ft.)	200,000 sq. ft.	120,000 sq. ft.	80,000 sq. ft.
Setbacks – Along Street Minimum	65 feet	35 feet 10 feet in Penn American District	35 feet 10 feet in Penn American District	10 feet
Setbacks – Rear Minimum	25 feet	20 feet/30 feet if over 4 stories	30 feet/40 feet if over 4 stories	20 feet
Setbacks – Side Minimum	25 feet	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories	20 feet/30 feet if over 4 stories
Height - Minimum	NA	2 stories or 25 feet over 60 percent of footprint	NA	2 stories or 25 feet over 60 percent of footprint
Other				* Parking to the side or rear * Add'l design standards

* Development agreement amendments would reduce FAR to 0.4 for Southtown Center.
** Development agreement amendments would temporarily reduce FAR to 0.4 for Southtown Center. Once funding for the proposed bus rapid transit station on or adjacent to the property is approved, the minimum floor area ratio becomes 1.0.